



2001 Texas Annual Report

The U.S. Department of Agriculture's Rural Development mission areas consists of three services: Rural Housing Service (RHS); Rural Utilities Service (RUS); and Rural Business-Cooperative Service (RBS).

A Message from the Texas State Director

Dear Rural Friends and Neighbors: It is with great pride that I share with you the many accomplishments of Texas USDA Rural Development. I am pleased with the work we have accomplished to improve the economic viability of so many rural communities across our great state.

Through our various programs, we are committed to building decent, safe, and sanitary housing; providing opportunities for good jobs; and ensuring all rural residents have safe drinking water and reliable and modern infrastructure. Through the efforts of local and state office staff, we have infused more than \$231 million in the rural communities of Texas. Our partnerships with other federal agencies, state and local government entities, and private sector lenders, who have leveraged funds, have resulted in millions more. This report will give you an overview of our work in Fiscal Year (FY) 2001. I think you will be impressed with what you see.

Much work remains to be done, but the USDA Texas Rural Development staff and I are committed to ensuring that rural residents enjoy the same benefits as our urban neighbors.

Please feel free to contact USDA Rural Development for any of your rural community and economic development needs.

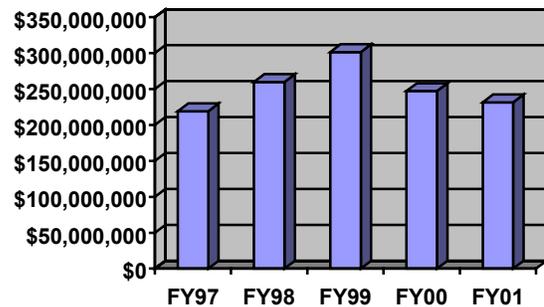
Sincerely,

Bryan Daniel

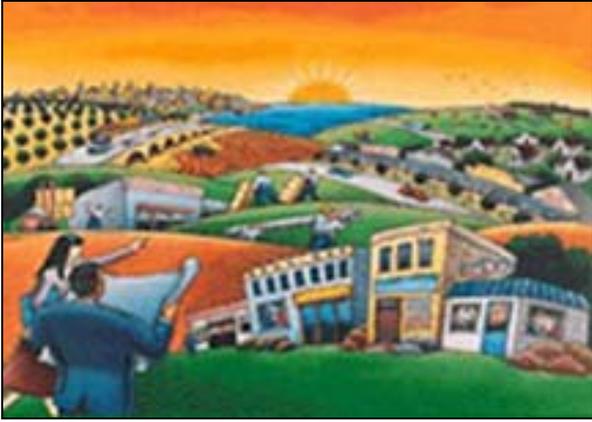
Texas State Director

TEXAS USDA RURAL DEVELOPMENT LOANS AND GRANTS FUNDED (ALL PROGRAMS)

5 Year History



Administrative Management Programs



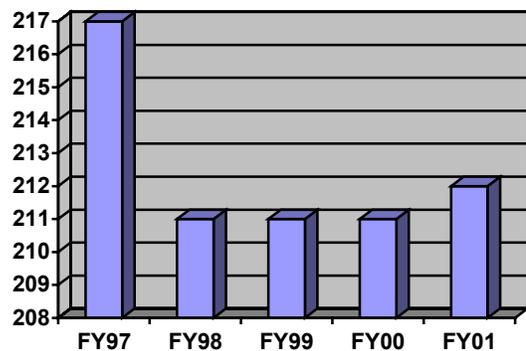
During Fiscal Year 2001, USDA Texas Rural Development delivered more than \$231 million in program funding through the rural communities of Texas. To accomplish this complex and demanding mission, more than 200 employees in 31 USDA office locations effectively and efficiently delivered our programs to rural Texans.

To streamline the process, significant improvements in automation and telecommunications have been achieved. Today, every employee has a modern, state-of-the-art computer station connected to the Internet. Web sites that provide information on our programs have been developed for public use and E-mail capacity with our customer base is rapidly becoming a routine way of doing business and processing information. To further promote our programs to rural Texans, more than 1,800 outreach actions were initiated during FY 2001 through community meetings, media news releases and radio/TV broadcasts.

You'll find information in this report on where we are located and how to reach us anywhere in rural Texas. Please feel free to contact us for information or

assistance in meeting your rural community needs. We look forward to serving you.

5 Year History Number of Employees



Single Family Housing (SFH)

For more than 50 years, USDA Rural Development has been making the American Dream a reality for rural Texans by funding affordable housing.

In FY 2001, we funded \$106,018,181 and assisted 2,274 families in achieving their dream of homeownership. A total

of \$29,230,637 in the Guaranteed Rural Housing program was funded. As a result, 380 families were able to purchase a new or existing home of their own. In addition, through our Direct Home Loan Program we funded \$72,131,225, which assisted 1,029 families in the purchase of a home. In total, 1,409 families in Texas were able to achieve homeownership.



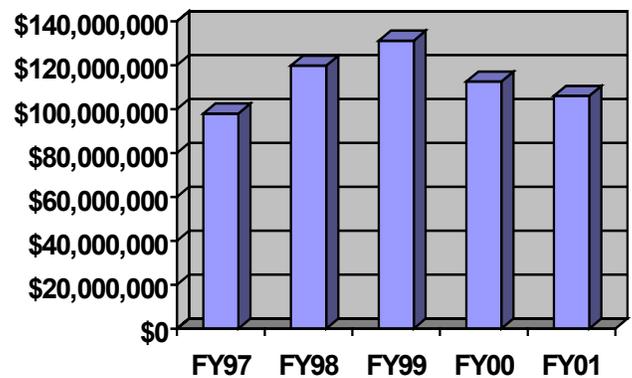
Home Repair Loans and Grants

USDA Rural Development home repair and improvement loans and grants are often used to bring running water to homes, hot water heaters to families who have never had hot water into their homes, and improvements to electrical systems that do not currently meet safety codes. These are things that many of us take for granted. The added costs of home repair for many elderly or low-income rural residents are frequently too costly. Home repair loans and grants provided by USDA Rural Development are often necessary to remove health and safety hazards and to make homes accessible to people with disabilities.

In FY 2001, USDA Texas Rural Development provided 291 families with repair loans in the amount of \$1,839,139 and 574 families received grants for home repair and new water/sewer hookups totaling \$2,817,180. This assistance contributed greatly to the improvement of the quality of life for 865 Texans.

We are proud to have played a key role in contributing to the rural Texas economy by providing affordable housing to thousands of households. Texas USDA Rural Development has distinguished itself by funding individual homeownership for rehabilitation loans at record levels.

5 Year Funding History for SFH



Multi-Family Housing (MFH)



A total of \$9,394,842 was infused into rural Texas communities through the various multi-family housing programs (new construction, rehabilitation of existing developments, credit sales, and transfers).

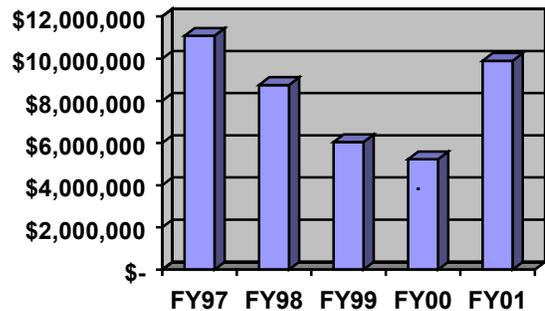
There are currently over 26,822 units of multi-family housing financed by USDA

Rural Development in Texas. This program provides low-income families with safe housing in apartment style buildings. Depending on income, some families may qualify for assistance or subsidies to pay rent. In FY 2001, USDA Texas Rural Development assisted 12,819 families with \$30,214,575 in rental assistance.



5 Year Funding

History for MFH



Site Manager of the Year Award

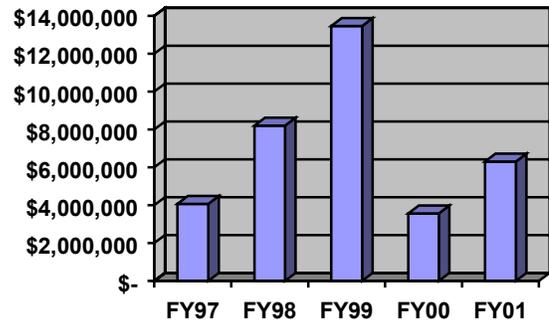
Texas' Site Manager of the Year for 2001 was Ms. Lynell Douglass. Ms. Douglass earned recognition as Texas' Site Manager of the Year because she went beyond the call of duty to make the Seagoville Senior Citizens Apartments a pleasant, safe, and crime-free environment.

Housing Preservation Grant Program (HPG)

During Fiscal Year 2001, Texas used 100% of the HPG allocation of \$504,570. The money was awarded to six private and non-profit organizations to assist very-low and low-income homeowners in repairing and rehabilitating rural homes.

Community Facilities Program (CF)

In FY 2001, Texas Rural Development funded 31 Community Facilities projects totaling \$6,303,447 in loans, grants and guarantees. Some of this year's projects include construction of a food bank, an assisted living facility, an adult day care, a fire station, purchase of school playground equipment, fire trucks and a library renovation project.



Rural Utilities Service

A total of \$72,452,135 was infused into rural Texas communities through the various programs of Rural Utilities Service.

Water and Wastewater Program

More than \$65.5 million was obligated to 29 rural Texas communities for loan and grant assistance during FY 2001 under the RUS programs. The communities used the funds to construct new facilities or to expand and improve existing rural water and wastewater systems throughout Texas. These funds helped improve the quality of life for over 93,000 households and businesses. A total of \$45,441,571 was leveraged with various state and private agencies.

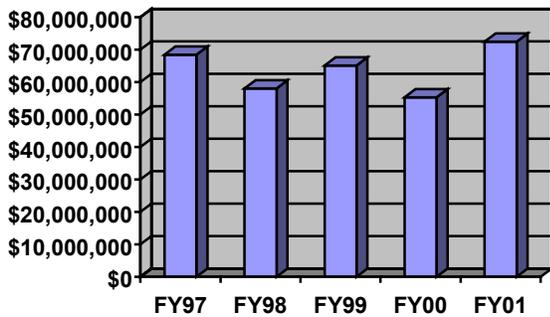
Water and Waste Disposal Grants (Section 306C for Entities)



5 Year Funding History for CF

These grant funds were used to construct, enlarge, extend, or otherwise improve community water and/or waste disposal systems in areas, which were recognized as a colonia before October 1, 1989. Texas funded eight projects totaling \$6,858,935, bringing clean water and sanitary waste disposal to over 13,000 rural households.

5 Year Funding History for RUS

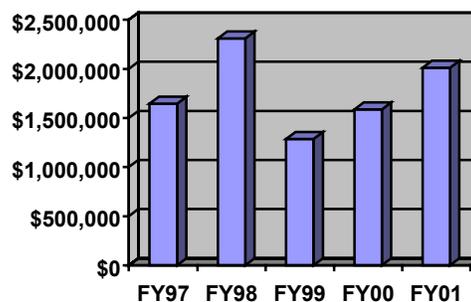


Distance Learning and Telemedicine Loan and Grant Program (DLT):

The DLT loan and grant program provides financial assistance to meet the educational and health care needs of rural

America. It enables citizens of the most isolated communities to have access to the same education and specialized medical technology as the citizens in urban and suburban cities. In FY 2001, eight projects received grant funds totaling \$1,993,811. The projects included a university, several school districts and medical facilities to provide advanced information technology, telemedicine equipment, distance learning and digital desktop video conferencing to enhance the quality of life for rural residents.

5 Year Funding History for DLT



RURAL BUSINESS-COOPERATIVE DEVELOPMENT SERVICE



A total of \$36,779,197 was infused into the rural areas of Texas.

Business and Industry Guaranteed Loan Program

In Fiscal Year 2001, 18 loans were made totaling \$35,107,827 and resulting in 335 jobs being created or saved. Some of the funded projects included an asphalt company, livestock products, manufacturers of steel buildings, boat manufacturing, fertilizer, mobile home sales, and a tree nursery. Commercial loans, guaranteed up to 90% against loss of principal and interest, are made by lenders to individuals and corporations to improve, develop or finance business, industry, and employment.

Rural Business Enterprise Grant Program (RBEG)

Five applicants received \$1,063,000 in Rural Business Enterprise Grant funds this fiscal year resulting in creating or saving 607 jobs. The program is designed to assist small and emerging businesses by providing funding for startup costs. Funds are designated to community non-profits or local governmental bodies to provide infrastructure, technical assistance or revolving loans to benefit private business enterprises.

Intermediary Relending Program (IRP)

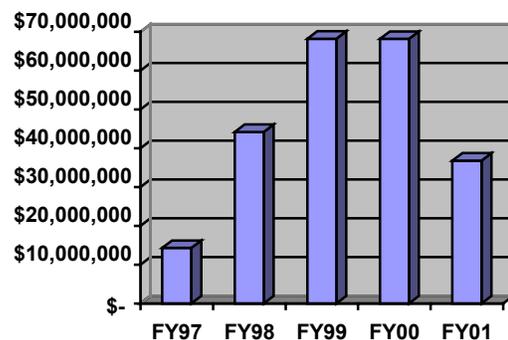
The IRP is designed to provide assistance to finance business facilities and community development projects outside the boundaries of cities with 25,000 or more in population. Funds are made available to intermediaries that re-lend to recipients in rural areas for eligible purposes. One applicant, with eight end-user recipients, received a guaranteed

loan for \$446,370, which in turned saved/created eight jobs.

Rural Business Opportunity Grants (RBOG)

The RBOG program provides funds for technical assistance, training, and planning activities that improve economic conditions in rural areas. In 2001, four grants were awarded totaling \$162,000.

5 Year Funding History for RB-CS

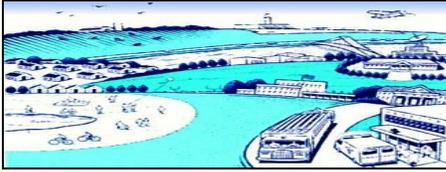


Building Competitive Cooperatives

Our goal is to help rural residents form new cooperative businesses and improve the operations of existing cooperatives so they can prosper in the global market place. To accomplish this we assist by providing technical assistance, conducting initial feasibility studies and creating and implementing a business plan.

OFFICE OF COMMUNITY DEVELOPMENT (OCD)

Empowerment Zones, Enterprise and Champion Communities, and National Centers for Excellence



In June 2001, the Texas State Office, along with staff from Oklahoma and New Mexico, hosted a one-day training session for more than 100 community representatives interested in applying for the Round III Empowerment Zone designation. Three Texas communities applied and one applicant was selected through a nationwide competition.

The Rio Grande Valley Empowerment Zone (RGVEZ), Mercedes, Texas, designated as an empowerment zone, has infused millions of dollars into some of the most economically depressed areas in the state.



On January 11, 2002, Ann Veneman, Secretary of Agriculture, announced that FUTURO, Inc. was selected as one of two rural empowerment zones nationwide. The designation will provide much needed tax benefits for existing and prospective employers in the south Texas area. We are very proud that our existing enterprise community was selected for this designation.



National Centers of Excellence

A \$20,000 grant was awarded to the University of Texas-Pan American (UTPA) in Edinburg, Texas, through OCD's "Centers of Excellence: College/University Partnership Project." The funds are to provide technical assistance and training to representatives of empowerment zones, enterprise communities and champion communities in Texas.

The UTPA is one of four institutions of higher learning serving as pilot projects for a program of education and training on rural poverty issues. The UTPA is strategically located near the Rio Grande Valley Empowerment Zone and acts as a cornerstone of a national rural development network.

Texas State Office Information
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Office Hours: Monday-Friday, 8:00 - 4:30 p.m.
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Fax: 254-742-9709
TDD: 254-742-9712
Web Site: www.rurdev.usda.gov/tx/

State Director
Bryan Daniel
Phone: 254-742-9710
Fax: 254-742-9709
E-Mail: Bryan.Daniel@tx.usda.gov

KEY PERSONNEL

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E-Mail: Richard.Perryman@tx.usda.gov

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E-Mail: Francisco.Valentin@tx.usda.gov

Director, Single Family Housing
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Phone: 254-742-9770
Fax: 254-742-9709
E-Mail: Scooter.Brockett@tx.usda.gov

Director, Community Facilities/Multi-Family Housing
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Fax: 254-742-9709
E-Mail: Gene.Pavlat@tx.usda.gov

Director, Rural Business-Cooperative Service
J. Pat Liles
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Fax: 254-742-9709
E-Mail: Pat.Liles@tx.usda.gov

Public Information Coordinator
Betty Ferguson
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Fax: 254-742-9709
E-Mail: Betty.Ferguson@tx.usda.gov

USDA Rural Development is an Equal Opportunity Lender, Provider and Employer.
Complaints of discrimination should be sent to:
USDA, Director, Office of Civil Rights, Washington, D.C. 20250-9410

TEXAS FIELD OFFICE INFORMATION

Please see the attached map for area and local office jurisdictions:

Abilene Local Office

4400 Buffalo Gap Road, Suite 4150
Abilene, TX 79606
Phone: 915-690-6162, Ext. 4
Fax: 915-695-0528

Alice Local Office

2287 N. Texas Blvd., Suite 1
Alice, TX 78332
Phone: 361-668-0453, Ext. 4
Fax: 361-668-3947

Amarillo Local Office

6565 Amarillo Boulevard West, Suite C
Amarillo, TX 79106
Phone: 806-468-8600, Ext. 4
Fax: 806-468-7248

Angleton Local Office

209 East Mulberry, Suite 500
Angleton, TX 77515-4650
Phone: 979-849-5251, Ext. 4
Fax: 979-849-7190

Bastrop Local Office

208 Old Austin Hwy., P.O. Box 576
Bastrop, TX 78602
Phone: 512-321-3428, Ext. 4
Fax: 512-321-4177

Brownwood Local Office

2608 Hwy 377 S., Suite A
Brownwood, TX 76801
Phone: 915-643-1585, Ext. 4
Fax: 915-646-8630

Bryan Local Office

3833 South Texas Avenue, Suite 117
Bryan, TX 77802
Phone: 979-846-0548, Ext. 4.
Fax: 979-691-8967

Canton Local Office

North Highway 19, Van Zandt Agl. Bldg.
Canton, TX 75103-0578
Phone: 903-567-6051, Ext. 4
Fax: 903-567-4894

Cleburne Local Office

105-C Poindexter Street
Cleburne, TX 76031
Phone: 817-641-4481, Ext. 4
Fax: 817-641-7629

Decatur Local Office

1604 W. Business 380, Suite A
Decatur, TX 76234
Phone: 940-627-3531, Ext. 4
Fax: 940-627-5228

Edinburg Local Office

2514 South I Road, Suite 4
Edinburg, TX 78539
Phone: 956-383-4928, Ext. 4
Fax: 956-383-6088

Edna Local Office

700 N. Wells, Rm. 101
Edna, TX 77957
Phone: 361-782-7151, Ext. 4
Fax: 361-782-3680

El Paso Local Office

11930 Visa Del Sol, Suite C
El Paso, TX 79936
Phone: 915-855-1229, Ext. 4
Fax: 915-857-3647

Ft. Stockton Local Office

2306 West Dickinson Blvd, Suite 2
Fort Stockton, TX 79735
Phone: 915-336-7585, Ext. 4
Fax: 915-336-9620

Fredericksburg Local Office

1906 North Llano, Room 102
Fredericksburg, TX 78624
Phone: 830-997-8902, Ext. 4
Fax: 830-997-0837

Georgetown Local Office

505 West University Drive, Suite G
Georgetown, TX 78627-0058
Phone: 512-863-6502, Ext. 4
Fax: 512-869-0579

Groesbeck Local Office

1213 Yeagua, P.O. Box 410
Groesbeck, TX 76642-0410
Phone: 254-729-2310, Ext. 4
Fax: 254-729-3459

Hebbronville Local Office

1700 North Smith Street, Suite A
Hebbronville, TX 78361
Phone: 361-527-3253, Ext. 4
Fax: 361-527-5547

Henderson Local Office

1305 South Main, Suite 103
Henderson, TX 75654
Phone: 903-657-8221, Ext. 4
Fax: 903-657-2571

Hillsboro Local Office

1502 Hwy 77 North
Hillsboro, TX 76645-0313
Phone: 254-582-7328, Ext. 4
Fax: 254-582-7622

Huntsville Local Office

2 Financial Plaza, Suite 745
Huntsville, TX 77340
Phone: 936-291-1901, Ext. 4
Fax: 936-294-0533

Jasper Local Office

714 West Gibson, Suite 1
Jasper, TX 75951
Phone: 409-384-5779, Ext. 4
Fax: 409-384-7079

Lubbock Local Office

6113 - 43rd Street, Suite B
Lubbock, TX 79407
Phone: 806-785-5644, Ext. 4
Fax: 806-785-5974

Lufkin Local Office

1520 E. Denman, Suite 104
Lufkin, TX 75901-5817
Phone: 936-639-8661, Ext. 4
Fax: 936-634-8140

McKinney Local Office

1406-E North McDonald Rd.
McKinney, TX 75071
Phone: 972-542-0081, Ext. 4
Fax: 972-542-4028

Mt. Pleasant Local Office

1809 Ferguson Rd., Suite E
Mt. Pleasant, TX 75456-1328
Phone: 903-572-5411, Ext. 4
Fax: 903-577-8909

Rio Grande City Local Office

4400 East Highway 83
Rio Grande City, TX 78582
Phone: 956-487-5576, Ext. 4
Fax: 956-487-7882

San Benito Local Office

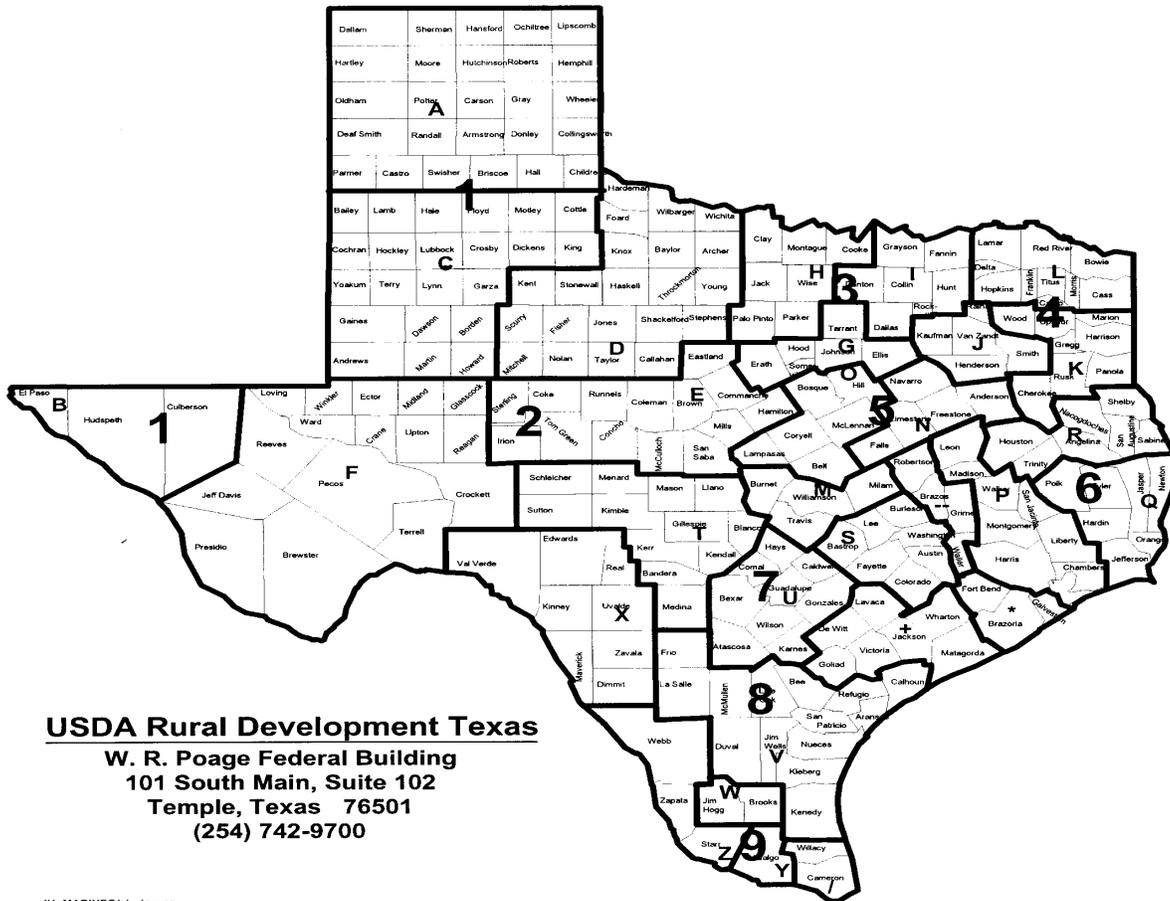
2315 W. Expressway 83, Room 102
San Benito, TX 78586
Phone: 956-399-1551, Ext. 4.
Fax: 956-399-9468

Seguin Local Office

3251 N. Hwy 123 Bypass
Seguin, TX 78155-6115
Phone: 830-372-1043, Ext. 4
Fax: 830-372-0020

Uvalde Local Office

101 Weeping Willow
Uvalde, TX 78801
Phone: 830-278-9503, Ext. 4
Fax: 830-278-9348



Field Offices

- Area 1
 - A) Amarillo
 - B) El Paso
 - C) Lubbock
- Area 2
 - D) Abilene
 - E) Brownwood
 - F) Ft Stockton
- Area 3
 - G) Cleburne
 - H) Decatur
 - I) McKinney
- Area 4
 - J) Canton
 - K) Henderson
 - L) Mt Pleasant
- Area 5
 - M) Bryan
 - N) Georgetown
 - O) Groesbeck
 - P) Hillsboro
- Area 6
 - Q) Angleton
 - R) Huntsville
 - S) Jasper
 - T) Lufkin
- Area 7
 - U) Bastrop
 - V) Fredericksburg
 - W) Seguin
- Area 8
 - X) Alice
 - Y) Edna
 - Z) Hebbroville
 - AA) Uvalde
- Area 9
 - AB) Edinburg
 - AC) Rio Grande City
 - AD) San Benito

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 Temple, Texas 76501
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JH: MAPINFO/ajuris.wor